

**AN ORDINANCE**

**01-0-0493**

**BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**AN ORDINANCE TO CREATE THE LEGERE VILLAGE MIXED-USE RESIDENTIAL /  
COMMERCIAL ENTERPRISE ZONE AND FOR OTHER PURPOSES**

**WHEREAS**, an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

**WHEREAS**, enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

**WHEREAS**, the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

**WHEREAS**, designation of a Mixed-Use Residential/Commercial Enterprise Zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property exempted by the City; and

**WHEREAS**, types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

**WHEREAS**, State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

**WHEREAS**, the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

**WHEREAS**, it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for housing construction and job creation purposes; and

**WHEREAS**, the conditions and qualifications of the Atlanta Urban Enterprise Zone Act, as amended, have been met relative to the creation of The Legere Village Mixed Use Residential/Commercial Enterprise Zone;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:**

**Section 1:** It is found by the Council of the City of Atlanta that the area in and around the intersection of Cleveland Avenue and Jonesboro Road area, location of the Legere Village Mixed-Use Residential/Commercial Enterprise Zone is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare and morals. It is further found that these areas, as is the case with the Cleveland and Jonesboro Road area are characterized by no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes

to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically and socially depressed areas designated herein as urban enterprise zones.

**Section 2:** The Legere Village Mixed Use Residential/Commercial Enterprise Zone is hereby created. The effective date of all exemptions established therein shall be January 1, 2002. The Legere Village Mixed Use Residential/Commercial Enterprise Zone shall be abolished on December 31, 2011. The Legere Village Mixed Use Residential/Commercial Enterprise Zone shall otherwise not be abolished except as provided in State law. A legal description of The Legere Village Mixed-Use Residential/Commercial Enterprise Zone is attached hereto as "Exhibit A", and made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

**Section 3:** Twenty percent (20%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed sixty percent (60%) of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. For said units, the property owner shall verify each tenant's household income at the time that said tenant initially executes a lease agreement. Furthermore, the property owner, by January 31 of each year, shall submit a report to the Commissioner of Planning, Development, and Neighborhood Conservation, indicating the household income of each tenant who executed a lease agreement during the previous calendar year.

**Section 4:** The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of The Legere Village Mixed-Use Residential/Commercial Enterprise Zone to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon approval by the Mayor of the City of Atlanta.

**Section 5:** That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

**2000 HUD AFFORDABILITY TABLE**  
**STANDARD RENT RANGES/MAXIMUM SALE PRICE**  
**(FAMILY SIZE ADJUSTMENT)**

| <b>FAMILY SIZE<br/>(% OF BASE)</b>   | <b>INCOME ADJUSTMENT</b> | <b>LIVING<br/>ACOMODATIONS<br/>EXPENSE (&lt;30%)</b> | <b>MAXIMUM<br/>RENTS</b> | <b>FOR SALE<br/>3x's RULE</b>                  |
|--|--------------------------|--|--------------------------|--|
| 1 PERSON<br>(70%)  | \$26,502                 | \$7,951  | \$662                    | \$79,506                                       |
| 2 PERSONS<br>(80%)   | \$30,288                 | \$9,086  | \$757                    | \$90,864                                       |
| 3 PERSONS<br>(90%)   | \$34,704                 | \$10,411   | \$867                    | \$104,112                                      |
| 4 PERSONS - BASE   | \$37,860                 | \$11,358   | \$946                    | \$113,580                                      |
| 5 PERSONS<br>(108%)  | \$40,888                 | \$12,266   | \$1,022                  | \$122,664                                      |
| 6 PERSONS<br>(116%)  | \$43,917                 | \$13,175   | \$1,097                  | \$131,751                                      |
| 7 PERSONS<br>(124%)  | \$46,946                 | \$14,083   | \$1,173                  | \$140,838                                      |
| 8 PERSONS<br>(132%)  | \$49,975                 | \$14,992   | \$1,249                  | \$149,925                                      |
| <b>ASSUMPTIONS:</b> <ul style="list-style-type: none"> <li>• Median Income \$63,100 - SMSA</li> <li>• Rent Range Is Determined By The Number Of Rooms Per Unit And The Atlanta Housing Code Maximum Allowable Persons Per Room -2; i.e. A Two-Bedroom Apartment Unit Could Not House More Than A Four Person Household.</li> </ul> |                          |  |                          | Maximum Sale<br>Price: (2.2 Rule)<br>\$138,820 |

**PROPOSED LEGERE VILLAGE  
MIXED USE RESIDENTIAL/COMMERCIAL ENTERPRISE ZONE  
LEGAL DESCRIPTION**

#### REFERENCES:

1. BOUNDARY SURVEY FOR ROSEWOOD BUILDERS, INC. BY LANDAIR SURVEYING, INC. DATED 06-29-00
2. SURVEY FOR ROSEWOOD BUILDERS, INC. BY ROCHESTER AND ASSOCIATES, INC. DATED 10-01-99
3. DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION-DISTRICT 7, RIGHT OF WAY MAP PROJECT MLP-54(50), FULTON COUNTY, DATED 06-30-86, SHEET NO. 27

#### 4. DEED REFERENCES

BOOK 18207 PAGE 316  
BOOK 18207 PAGE 317  
BOOK 21305 PAGE 269-271  
BOOK 20878 PAGE 133-134  
BOOK 22593 PAGE 218-220  
BOOK 13843 PAGE 008-011  
BOOK 10471 PAGE 186-189  
BOOK 3124 PAGE 550  
BOOK 2422 PAGE 407  
BOOK 2422 PAGE 408  
BOOK 5373 PAGE 434  
BOOK 5373 PAGE 387

#### STATE OF GEORGIA COUNTY OF FULTON

I, Gerard L. Kelly, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards of the practice of land surveying in the State of Georgia, and the foregoing is a plot of the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LAND LOTS 28, 29, 36 & 37 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CLEVELAND AVENUE EXTENSION (70' WIDE) WITH THE OLD WEST RIGHT-OF-WAY LINE OF JONESBORO ROAD (FORMERLY 40' WIDE); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID CLEVELAND AVENUE EXTENSION, 34.90 FEET TO A POINT; THENCE CONTINUE NORTH 49°03'42" WEST 347.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18°58'42" WEST 107.97 FEET TO A POINT; THENCE NORTH 88°01' 47" WEST 308.00 FEET TO A POINT; THENCE SOUTH 21°05'27" WEST 240.00 FEET TO A POINT; THENCE SOUTH 42°40'06" EAST 490.10 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF JONESBORO ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 40°41'08" WEST 166.92 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 88°13'19" WEST 1601.56 FEET TO A POINT; THENCE NORTH 02°25' 50" EAST 672.02 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF CLEVELAND AVENUE EXTENSION; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1169.47 FEET, AN ARC LENGTH OF 440.28 FEET AND WHOSE CHORD BEARS NORTH 70°07'10" EAST A DISTANCE OF 437.69 FEET TO A POINT; THENCE CONTINUE NORTH 59°20'03" EAST 87.03 FEET TO A POINT OF TANGENCY OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 1113.17 FEET, AN ARC LENGTH OF 1384.06 FEET AND WHOSE CHORD BEARS SOUTH 85°02'48" EAST A DISTANCE OF 1296.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 33.32 ACRES.

as recorded in Deed Book 196660, Pages 243-249 in the office of the Judge of Probate, Fulton County, Georgia that the buildings now erected on said lot are within the boundaries of the same; that there are no encroachments by buildings of adjoining property except as shown; that there are no right-of-way easements, or joint driveways over or across said land visible on the surface except as shown; that there are no telephone or electric wires (excluding wires which serve the premises only) or structure or supports thereon, including poles, anchors, and guy wires on or over said premises except as shown. The public records shown herein reflect those records necessary to establish the boundaries and are not intended to constitute a title search or opinion. This lot is found to be located in a flood zone "AE" as per the F.I.R.M. Community Map No. 13121C, Panel 0386 E, Dated JUNE 22, 1998. The correct street address is VACANT LAND, City Of Atlanta, Georgia.

All that tract or parcel of land lying in and being part of Land Lots 26 & 29 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set being on the northwesterly right-of-way intersection of Cleveland Avenue (70' R/W) and Janssboro Road (R/W Varies), proceed along the said right-of-way of Cleveland Avenue South 65°31'44" West a distance of 21.35 feet to an iron pin set; THENCE proceed North 47°57'28" East a distance of 347.32 feet to a point; THENCE proceed along a 1183.17' radius curve turning to the left on an arc distance of 17.60 feet (said curve being subtended by a chord bearing North 48°30'53" West a distance of 17.60 feet) to an iron pin set; THENCE leaving the said right-of-way line proceed North 41°10'00" East a distance of 728.26 feet to an iron pin set; THENCE proceed North 65°25'00" West a distance of 22.14 feet to an iron pin set; THENCE proceed North 30°27'31" East a distance of 34.13 feet to a point located in the centerline of South River; THENCE proceed along the said centerline of South River South 65°23'25" East a distance of 348.01 feet to a point lying on the westerly right-of-way line of Janssboro Road; THENCE leaving the said centerline of South River proceed along the said right-of-way of Janssboro Road South 80°31'24" West a distance of 57.89 feet to an iron pin set; THENCE proceed North 80°29'35" West a distance of 4.00 feet to an iron pin set; THENCE proceed South 29°44'28" West a distance of 13.75 feet to an iron pin set; THENCE proceed South 62°17'30" East a distance of 7.47 feet to an iron pin set; THENCE proceed South 01°03'34" East a distance of 22.05 feet to an iron pin set; THENCE proceed along a 1772.93' radius curve turning to the right on an arc distance of 283.57 feet (said curve being subtended by a chord bearing South 36°58'18" West a distance of 283.53 feet) to a point; THENCE proceed South 41°51'44" West a distance of 432.80 feet to an iron pin set lying on the northwesterly right-of-way intersection of Cleveland Avenue and Janssboro Road, said point being the TRUE POINT OF BEGINNING.

The survey shown herein was prepared without the benefit of an abstract of title; therefore, the undersigned and LandAir Surveying, Inc., make no guarantee or representation regarding information shown herein pertaining to easements, right-of-way, setback lines, agreements, reservations, and other similar matters.

The utilities shown are shown for the client's convenience only - there may be other underground utilities not shown. The surveyor assumes responsibility only for utilities shown. All easements made to existing utilities by the owner, or owner's agent, shall be the sole responsibility of the owner, or owner's agent.

This plot is for the benefit of the parties in the title block - any use by third parties is at their own risk. LandAir Surveying, Inc., will not accept any responsibility of liability for the use of this survey by anyone other than the parties, named in the title block.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a precision of one foot in 47,173 feet and an angular error of 01" per angle point, and was adjusted using Least Squares. Angular and linear measurements were made using a Topcon-303 electronic total station. The data on this survey has been considered for closure and is found to enclose one foot in 294,500 feet.

  
Jon C. Adams, Georgia Registered Land Surveyor #12708

This tract of land does lie within the 100 year intermediate regional flood zone as per the Federal Emergency Management Agency as shown on Community-panel #13121C0306 E last revised June 22, 1995.

This plot was based on the following references:

1. Georgia Department of Transportation Right-of-Way Maps  
Sheet #s 26, 27, 28, & 29 Project # MLP-54(50)  
dated 06/30/86.
2. Georgia Department of Transportation Right-of-Way Maps  
Sheet #s 9 & 10 Project #s BLAM-9082(2) & 9084-9082(2)M(3)
3. Deed recorded in deed book 19889 page 543.
4. Deed recorded in deed book 18207 page 318 & 317.
5. Deed recorded in deed book 21305 page 289.
6. Deed recorded in deed book 20478 page 131, 132, 133 & 134.

#### LOCAL DESCRIPTION Sheet 2

All that tract or parcel of land lying in and being part of Land Lots 26 & 27 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING commence at an iron pin set lying on the northwesterly right-of-way intersection of Cleveland Avenue (70' R/W) and Janssboro Road (R/W Varies), THENCE proceed along the said right-of-way of Cleveland Avenue North 03°08'18" West a distance of 21.87 feet to an iron pin set; THENCE proceed North 47°57'24" West a distance of 345.22 feet to an iron pin set; THENCE leaving the said right-of-way line proceed North 25°27'44" East a distance of 72.64 feet to an iron pin set lying on the easterly right-of-way line of said Cleveland Avenue, said iron pin set being the TRUE POINT OF BEGINNING.

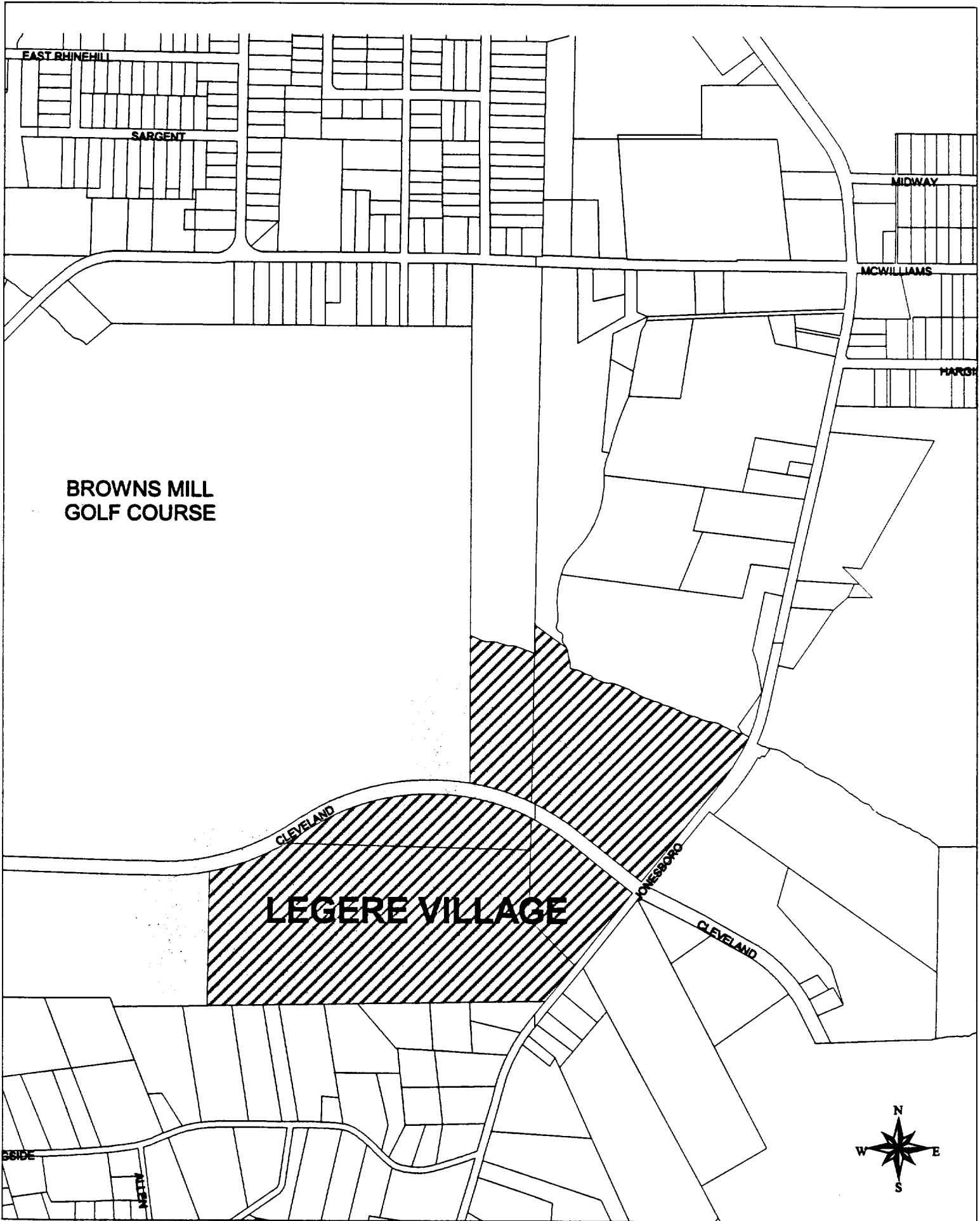
From the TRUE POINT OF BEGINNING as thus established, proceed along a 1183.17' radius curve turning to the left on an arc distance of 681.34 feet (said curve being subtended by a chord bearing North 64°42'11" West a distance of 643.18 feet) to an iron pin set; THENCE leaving the said right-of-way line proceed North 04°37'35" East a distance of 744.83 feet to a point located in the centerline of South River; THENCE proceed along the said centerline of South River the following series of calls:  
Proceed South 88°54'35" East a distance of 344.84 feet to a point;  
THENCE South 65°18'38" East a distance of 413.85 feet to a point;  
THENCE South 68°22'08" East a distance of 328.57 feet to a point;  
THENCE leaving the said centerline of South River, proceed South 30°27'31" West a distance of 34.13 feet to an iron pin set; THENCE proceed South 62°23'00" East a distance of 22.14 feet to an iron pin set; THENCE proceed South 41°10'00" West a distance of 728.26 feet to an iron pin set lying on the easterly right-of-way line of Cleveland Avenue, said point being the TRUE POINT OF BEGINNING.

#### LOCAL DESCRIPTION Sheet 1

All that tract or parcel of land lying in and being part of Land Lots 26, 29 & 30 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the northwesterly right-of-way intersection of Cleveland Avenue (70' R/W) and Janssboro Road (R/W Varies), proceed along the said right-of-way of Janssboro Road South 41° 51'44" West a distance of 578.04 feet to an iron pin set; THENCE leaving the said right-of-way of Janssboro Road proceed North 30° 26'08" West a distance of 466.26 feet to an iron pin set; THENCE proceed North 17°13'20" East a distance of 548.00 feet to an iron pin set lying on the land lot line common to Land Lots 26 and 27; THENCE proceed along the said land lot line South 80°03'38" East a distance of 318.80 feet to an iron pin set lying on the land lot line common to Land Lots 26 and 29; THENCE leaving the said land lot line proceed North 30°26'35" East a distance of 108.00 feet to an iron pin set lying on the easterly right-of-way line of Cleveland Avenue; THENCE proceed along the said right-of-way South 47°57'24" East a distance of 345.22 feet to an iron pin set; THENCE proceed South 03°08'18" West a distance of 21.87 feet to an iron pin set on the right-of-way intersection of Cleveland Avenue and Janssboro Road, said iron pin set being the TRUE POINT OF BEGINNING.

**PROPOSED LEGERE VILLAGE  
MIXED USE RESIDENTIAL/COMMERCIAL ENTERPRISE ZONE  
LOCATION MAP**





## EVALUATION OF PROPOSED LEGERE VILLAGE MIXED USE RESIDENTIAL/COMMERCIAL ENTERPRISE ZONE

| Criterion  | Required   | Proposed  | Compliance |
|--|--|---|------------|
| 1. Census Tract Eligibility  | One of designated Census Tract block groups  | Census Tract 73 (B.G. 1)  | √          |
| 2. Acreage   | NONE   | 60 acres  | √          |
| 3. CDP Consistency   | CDP Land Use Classification:<br>Low Density Residential<br>F.A.R. 0.0 - .349   | Residential<br>.236   | √          |
| 4. Zoning Compliance   | Current Zoning Classification:<br>R-4 and R-G2   | Mixed Use<br>Residential/Commercial   | √          |
| 5. Project Specificity   | Project Specific Zone or<br>≥ 50% of Area-wide Zone  | Project Specific Zone   | √          |
| 6. Project Readiness   | ≥ 30% of Units to be Initiated in<br>Year 1  | All of the 496<br>units(100%)will be reserved<br>for low/moderate income<br>senior citizen households | √          |
| 7. Non-Displacement  | Minimum Displacement   | None  | √          |
| 8. Affordability<br>(Housing and Mixed-Use<br>Residential/Commercial<br>Enterprise Zones)  | 20% of total units and 10% of each<br>housing type is affordable to households<br>whose income does not exceed 60% of<br>the median for the Atlanta MSA (low<br>income). 20% must bear monthly rents<br>≤ 30% of low income level, adjusted by<br>family size. 20% must bear purchase<br>prices ≤ \$120,340 or 2.2 median income<br>for the Atlanta MSA. | 100% of all units will be<br>reserved for low/moderate-<br>income senior citizen<br>households        | √          |
| 9. Provision for Atlanta<br>police officers and<br>families<br>(Housing and Mixed-Use<br>Residential/Commercial<br>Enterprise Zones) | 5% of available units to be offered<br>to Atlanta police officers and their<br>families at purchase prices or<br>monthly rents which do not exceed<br>the low-income level of<br>affordability   | Proposes to comply  | √          |
| 10. Financial Feasibility  | <u>sales</u> - affordable units ≥ 20% of<br>total without exemption, or<br><u>rental</u> (cumulative basis over the<br>1 <sup>st</sup> five years) -<br>d. negative cash flow, or<br>e. debt coverage ratio <1.20, or<br>f. a variable-ratio DCR<br>equivalent to said fixed-rate<br>ratio, based upon reasonable<br>assumptions as certified            | TBD   | TBD        |

March 5, 2001

CITY OF ATLANTA DEPARTMENT OF PLANNING, DEVELOPMENT AND NEIGHBORHOOD CONSERVATION  
BUREAU OF PLANNING  
CYCLE101CHECKLIST



## CITY OF ATLANTA

DEPARTMENT OF PLANNING, DEVELOPMENT AND NEIGHBORHOOD CONSERVATION  
68 MITCHELL STREET, S.W. SUITE 3350 • ATLANTA, GEORGIA 30335-0308  
404-330-6145 • FAX: 404-658-7491

BILL CAMPBELL  
MAYOR

MICHAEL A. DOBBINS  
Commissioner

TIM POLK  
Deputy Commissioner

ROBERT C. GRAY  
Director

Bureau of Planning

February 23, 2001

Allen Legere  
275 13<sup>th</sup> St #507  
Atlanta, GA 30316

Dear Mr. Legere:

We have received your application for designation of Legere Village as a mixed use residential/commercial enterprise zone. Although your application is basically complete, we are still waiting for pictures, which establish "distress" through documentation of vacant and dilapidated structures.

We have scheduled a presentation of the application to Neighborhood Planning Unit Z on Monday, March 26, 2000 at 7:30 p.m. at the Southeast Recreation Center, located at 365 Cleveland Ave., SW. The chair of NPU - Z is Mrs. Rosel Fann and she can be reached at (404) 622-4066. Please be present at the NPU - Z meeting to briefly present your proposal and to answer any questions regarding your application.

Additionally, the Community Development and Human Resources Committee of the Atlanta City Council will hold a public hearing on your application on Tuesday, May 8, 2001 at 6:00 p.m. in the Council Chambers at City Hall. Please be present at the hearing to briefly present your proposal and to answer any questions regarding this application.

Should you require any further information, please contact Robert Gray at (404) 330-6328 or Sara Wade Hicks at (404) 330-6728.

Sincerely,

  
Robert Gray

xc: Michael A. Dobbins  
Tim Polk  
Sara Wade Hicks

## TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon/Wanda McCoy  
(For review & distribution to Executive Management)

Commissioner Signature Michael J. Hobbin Director Signature Robert Gray  
Department of Planning Bureau of Planning

From: Department of Planning, Development Contact: Robert Gray  
Neighborhood Conservation

Committee(s) of Purview: Community Development / Human Resources

Committee Meeting Date (s) 3/28 CD, 5/8 Public Hearing Committee Deadline 3/16  
5/16 CD City Council Meeting Date 4/2 & 5/21

### CAPTION:

AN ORDINANCE BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE TO CREATE THE LEGERE VILLAGE MIXED USE RESIDENTIAL/COMMERCIAL ENTERPRISE ZONE AND FOR OTHER PURPOSES.

### BACKGROUND/PURPOSE/DISCUSSION:

An application has been submitted to develop the Legere Village residential/commercial enterprise zone to be located on Cleveland Avenue within NPU Z, Council District 12. The proposed zone would be located on roughly 60 acres between the Browns Mill Park and Rosedale Heights neighborhood. The project proposes to create affordable opportunities for senior householders with incomes between \$16,750 and \$29,500. The housing units would be available for sale or for rent, depending on what the market will bear. All of the 496 units would be affordable to households with incomes that do not exceed 50% of the median income for the Atlanta Metropolitan Statistical Area. Total development cost is estimated to be \$26.8 million.

### FINANCIAL IMPACT (if any):

The Department of Finance is conducting a fiscal impact analysis for the proposed zone.

Mayor's Staff Only

Received by Mayor's Office: 3/13/08 Reviewed: RP  
Date Initials Date  
Submitted to Council \_\_\_\_\_  
Date

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended  
☐ Substitute ☐ Referred ☐ Other